



Unit A6 Stirling Business Park, Nimrod Way,  
Ferndown Industrial Estate, Ferndown, BH21 7SH

INDUSTRIAL/WAREHOUSE PREMISES

- Approximately 1,658 sq ft (154.03 sq m)
- End-of-terrace unit
- 5 on-site parking spaces
- £20,750 per annum
- Located on the Ferndown Industrial Estate
- Available immediately

# Unit A6 Stirling Business Park, Nimrod Way, Ferndown Industrial Estate, Ferndown, BH21 7SH

## LOCATION

The subject property is located on Nimrod Way which sits at the southern end of the established Ferndown Industrial Estate.

Ferndown Industrial Estate is well connected within the local conurbation and is situated approximately six miles to the north of Bournemouth and in close proximity to both Ferndown and Wimborne Town Centres. The estate also has direct access to the main A31 dual carriageway which connects with the M27 and M3 motorway networks.

## DESCRIPTION

The property comprises a modern end-of-terrace industrial/warehouse unit of steel portal frame construction and cavity brick blockwork. The unit features a colour-coded roller shutter loading door under an insulated steel sheet roof with translucent daylight panels.

Internally, the property has a small office (3.06m x 2.36m) as well as a WC.

The property benefits from the following specification:

- Reinforced concrete floor
- Insulated steel sheet cladding
- Colour-coded roller shutter door (c. 4.1m High x 3.6 Wide)
- 3 phase electricity
- Personnel door and rear fire escape door
- 5 on site car parking spaces to front forecourt

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,658	154.03	Available

## TENURE

The premises are available by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## RENT

£20,750 per annum exclusive of Business Rates, Service Charges and VAT.

## BUSINESS RATES

The Valuation Office Agency states that the property has a rateable value of £15,500 (£19,250 from 1 April 2026).

The rates payable will be determined by the Uniform Business Rate Multiplier which is set by the Government annually.

## EPC

The property has a rating of D – 76.

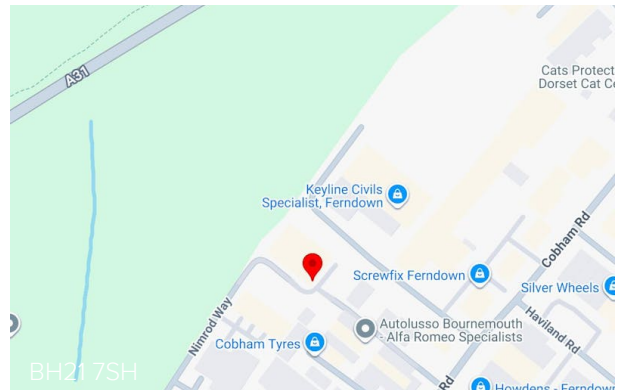
## VIEWING

Viewing by appointment with the agents Sibbett Gregory.

Sam Morgan

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## SUMMARY

Available Size	1,658 sq ft
Rent	£20,750 per annum
Rateable Value	£15,500 (£19,250 from 1 April 2026)
EPC Rating	D (76)

## VIEWING & FURTHER INFORMATION

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